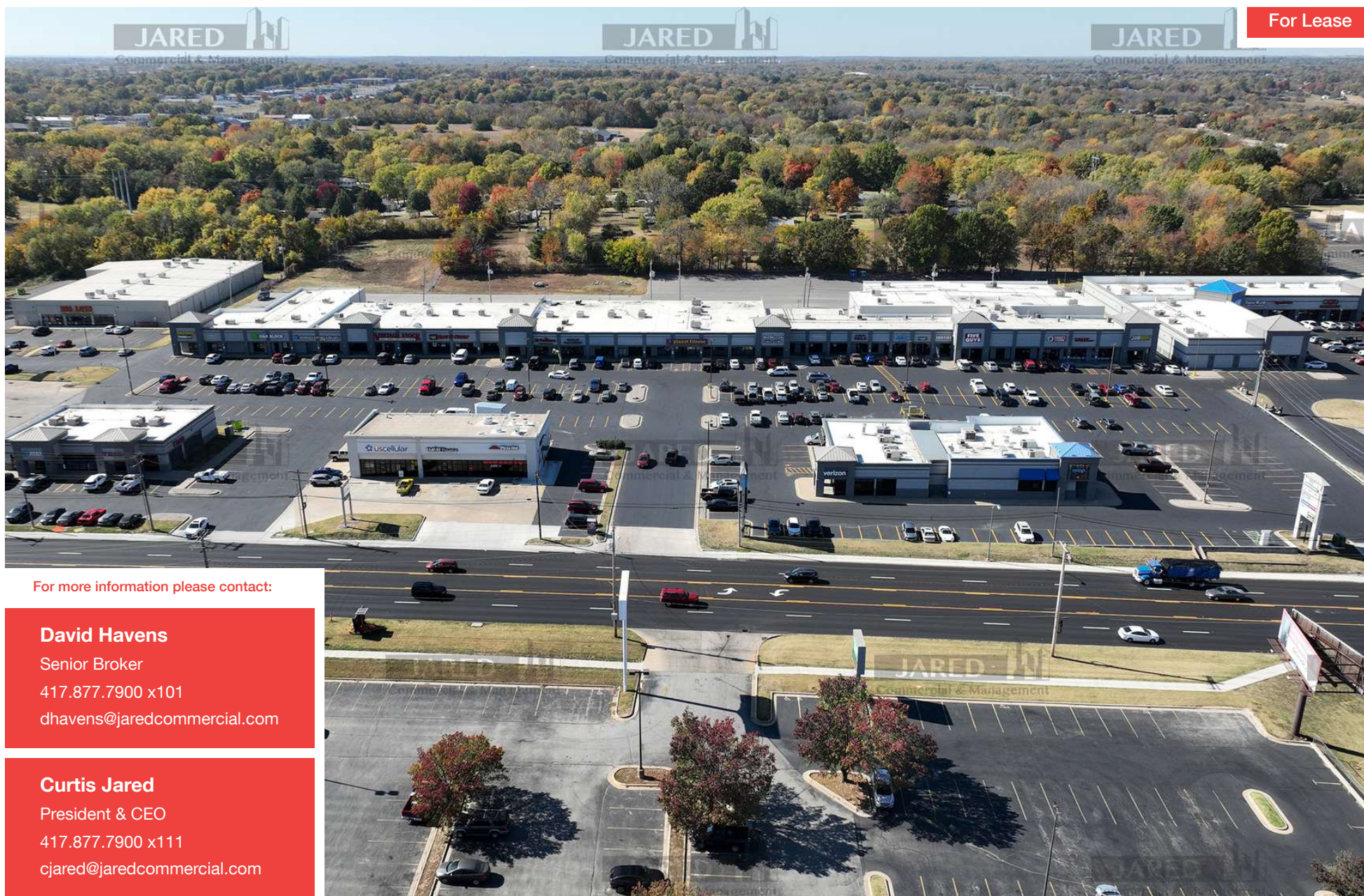


Town & Country Shopping Center



2601-2721 N KANSAS EXPY, SPRINGFIELD, MO 65803

COVER PAGE



For Lease

For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

Curtis Jared

President & CEO

417.877.7900 x111

cjared@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Building Size:	94,007 SF
Available SF:	1,000 - 8,009 SF
Lot Size:	10.1 Acres
Number of Units:	29
Year Built:	1978
Renovated:	2006
Zoning:	Commercial
Market:	Springfield, MO

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 2601-2721 N Kansas Expy in Springfield, MO. This prime commercial property offers unparalleled visibility and accessibility, with a prime location near I-44 and a high traffic count. The anchor tenant, Planet Fitness, ensures a steady flow of visitors and potential customers to the area. With an impressive 391 parking spaces, convenience is guaranteed for both tenants and visitors. Don't miss out on the chance to establish your business in this highly-visible and well-connected location. Estimated NNN = \$4.50

PROPERTY HIGHLIGHTS

- Close proximity to I-44.
- Anchored by Planet Fitness.
- High Traffic Count.
- Great Visibility & Easy Access.
- 391 Parking Spaces.

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AVAILABLE SPACES



LEASE TYPE NNN = \$4.50 | TOTAL SPACE 1,000 - 8,009 SF | LEASE TERM 60 MONTHS | LEASE RATE \$12.00 - \$15.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2605	Available	8,009 SF	NNN	\$12.00 SF/yr	In-Line.
2619	Available	3,000 SF	NNN	\$15.00 SF/yr	Inline.
2639	Available	1,600 - 3,200 SF	NNN	\$15.00 SF/yr	Inline.
2703-A	Available	1,600 - 3,200 SF	NNN	\$15.00 SF/yr	Inline.
2709	Available	1,000 SF	NNN	\$15.00 SF/yr	Inline.

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SITE PLAN



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PYLON SIGNS



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RETAILER MAP

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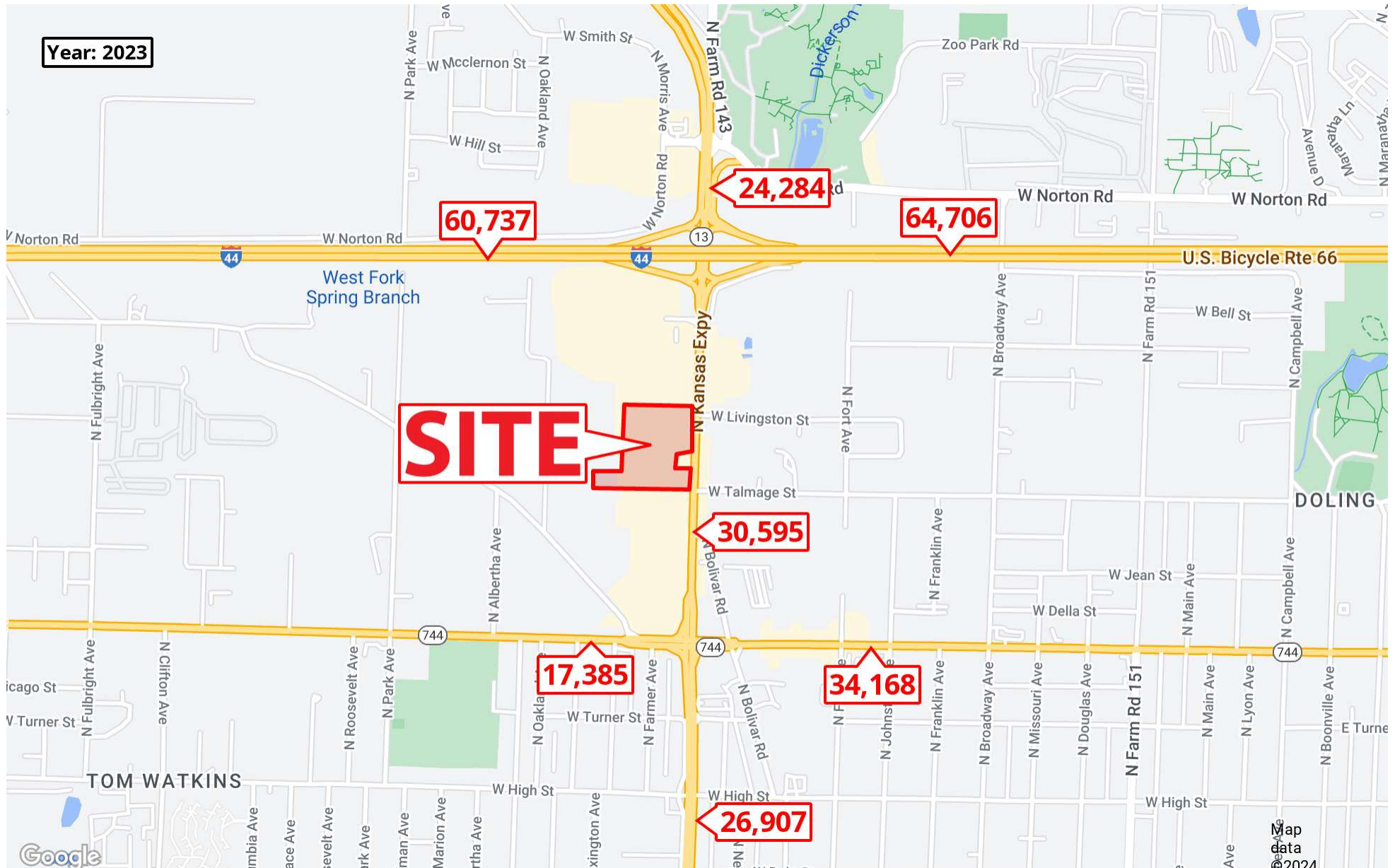
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TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

For Lease

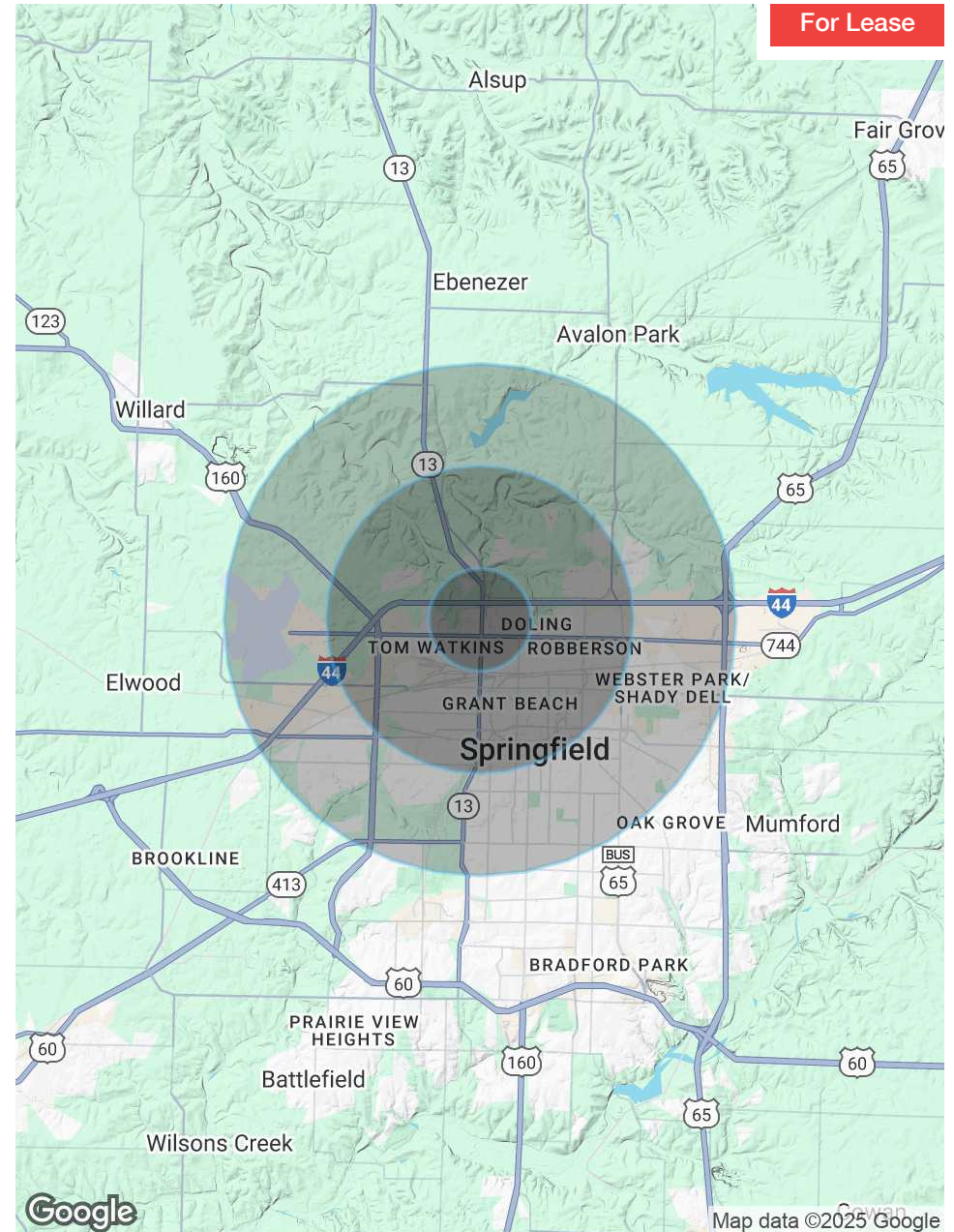
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,305	50,010	115,170
Average age	37.9	34.4	32.2
Average age (Male)	38.2	34.0	31.6
Average age (Female)	38.5	35.3	33.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,241	20,597	47,008
# of persons per HH	2.4	2.4	2.5
Average HH income	\$37,458	\$36,713	\$38,564
Average house value	\$93,064	\$103,222	\$115,848

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: [417.877.7900 x101](tel:417.877.7900) | **Cell:** [417.350.4771](tel:417.350.4771)

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

JARED COMMERCIAL
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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ADVISOR BIO

For Lease



CURTIS JARED

President & CEO

cjared@jaredcommercial.com

Direct: 417.877.7900 x111 | **Cell:** 417.840.9001

MO #2012016985

EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

BOMA International
ICSC
Missouri Realtors
National Association of Realtors

JARED COMMERCIAL

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